

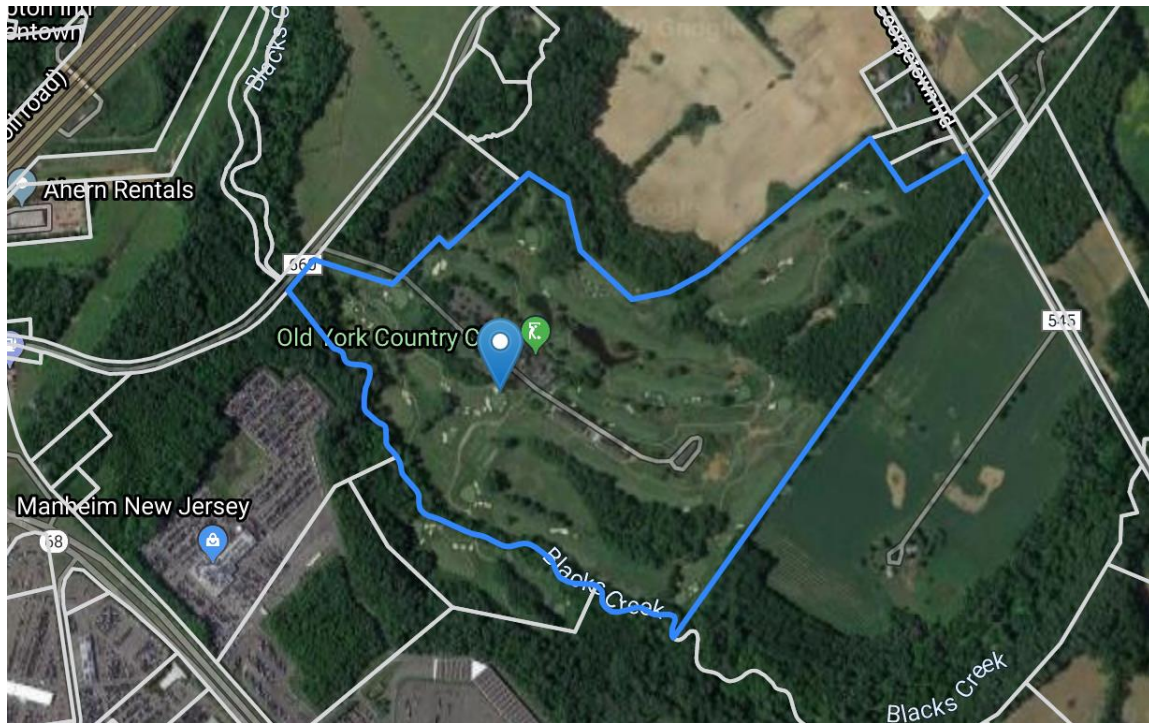
ACTIVE

- ACQUISITIONS -

Old York Country Club Redevelopment

228 Old York Road
Chesterfield, NJ

Lot 2.01, Block 701





Agenda

- Project Highlights
- OYCC Status
- Planning Analysis
- Fiscal Benefits
- Project Views
- Traffic Solutions
- Cultural Resources
- Environmental Concerns
- Stormwater Management
- Wastewater Treatment
- AA Project Experience
- Next Steps
- Q & A



Old York Project Highlights

1. Significant Tax Ratable - \$1.9 +/- Million Annually
2. PILOT NOT Required – Paying Full Property Taxes
3. Very Limited Public Visibility – Distance and Buffering
4. NOT Last Mile Distribution
5. Proactively Restricting Truck Traffic
6. Relocating Historic Home On-Site



Area in Need of Rehabilitation

- About the Existing Property, NOT a Proposed Project
- February 2020 – Twp. Committee Directs Planning Board to Investigate Property
- May 2020 – Planning Board Deliberates/Reviews a Professional Report and Recommends “Area in Need of Rehabilitation” Designation to Twp. Committee
- June 2020 – Twp. Committee Accepts Planning Board Recommendation and Determines OYCC is an “Area in Need of Rehabilitation”



OYCC History

- Dan Wheeler - one of four members of Three Putt, LLC - the owners of Old York Country Club.
- Old York Country Club is a private country club that was built and opened in 1995 by the Eget Family.
- The club was managed by the Egets from 1995 through 2008, RDC from 2009 to 2011 and Talamore in 2012.
- Thereafter, Corrine Eget put the underperforming club up for sale in the Summer of 2012 and it was purchased by Three Putt in January of 2013.
- Three Putt's strategy was to increase banquet sales and invest profits into restoring the neglected golf course.
- The investment to restore the course was greater than anticipated as a result of a number of reasons including poor soil, an aging irrigation system, aging equipment, iron heavy water and a substantial increase in chemical and labor costs.
- Increasing membership has been challenging because there is fierce competition among clubs to attract a decreasing pool of golfers.



OYCC Financials

- From 2013 through 2019, Old York Country Club has lost over \$500k.
- In 2019, the Country Club lost approximately \$141k.
- In 2020, Revenue fell over 33%, mainly as a result of banquet and restaurant losses.
- As of March 2020, the Country Club collected \$1m in membership dues. In March 2021, the Country Club had only collected \$375k.
- In 2020, we had 20 full golf members that are residents of Chesterfield (12.5%).
- In 2021, we had 9 full golf members that are residents of Chesterfield (8%).
- We have ceased golf and pool operations but will honor all banquets on the books through the remainder of 2021.

OYCC Infrastructure is Deteriorating

- The Country Club has a number of buildings and equipment that are at, or near, the end of their life span.
- Only one building, the Black / Decker Family Residence, has historical importance.
- The home is now vacant. There are no plans for the Club to repair or maintain the house.
- The irrigation system is approaching end of its life span and will need to be replaced. Iron rich water reduces coverage throughout the property, which leads to course burning.
- USGA September 14, 2015 Report Finds Irrigation System in Need of Replacement Due to “Severe Deficiencies”.





OYCC Infrastructure is Deteriorating

- The Wastewater Treatment Plant needs to be replaced.
- NJDEP Issued a Notice of Violation on March 26, 2020 for the Wastewater Treatment Plant.



CERTIFIED MAIL/RRR
70180680000084437301

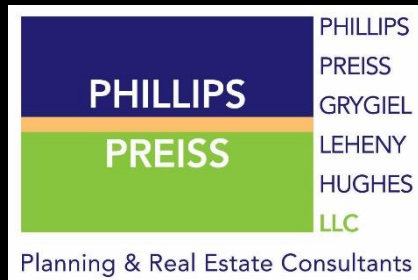
NOTICE OF VIOLATION

EA ID #: PEA200001 - 47557

Name of violator: Old York Country Club
Location: 228 Old York Rd, Chesterfield Twp, New Jersey 08015
Identifying #: 47557



Planning Rationale for Warehouse Use



Keenan Hughes, AICP, PP

Principal

Phillips Preiss Grygiel Leheney Hughes, LLC

Location

- Access to NJ Turnpike and I-295
- Ability to avoid traffic impacts on local roads/historic villages
- Edge of Township/Contiguous with Mannheim Auto Auction
- Future adjacent development precluded by two (2) neighboring preserved farms preventing future land use conflicts



Physical Characteristics

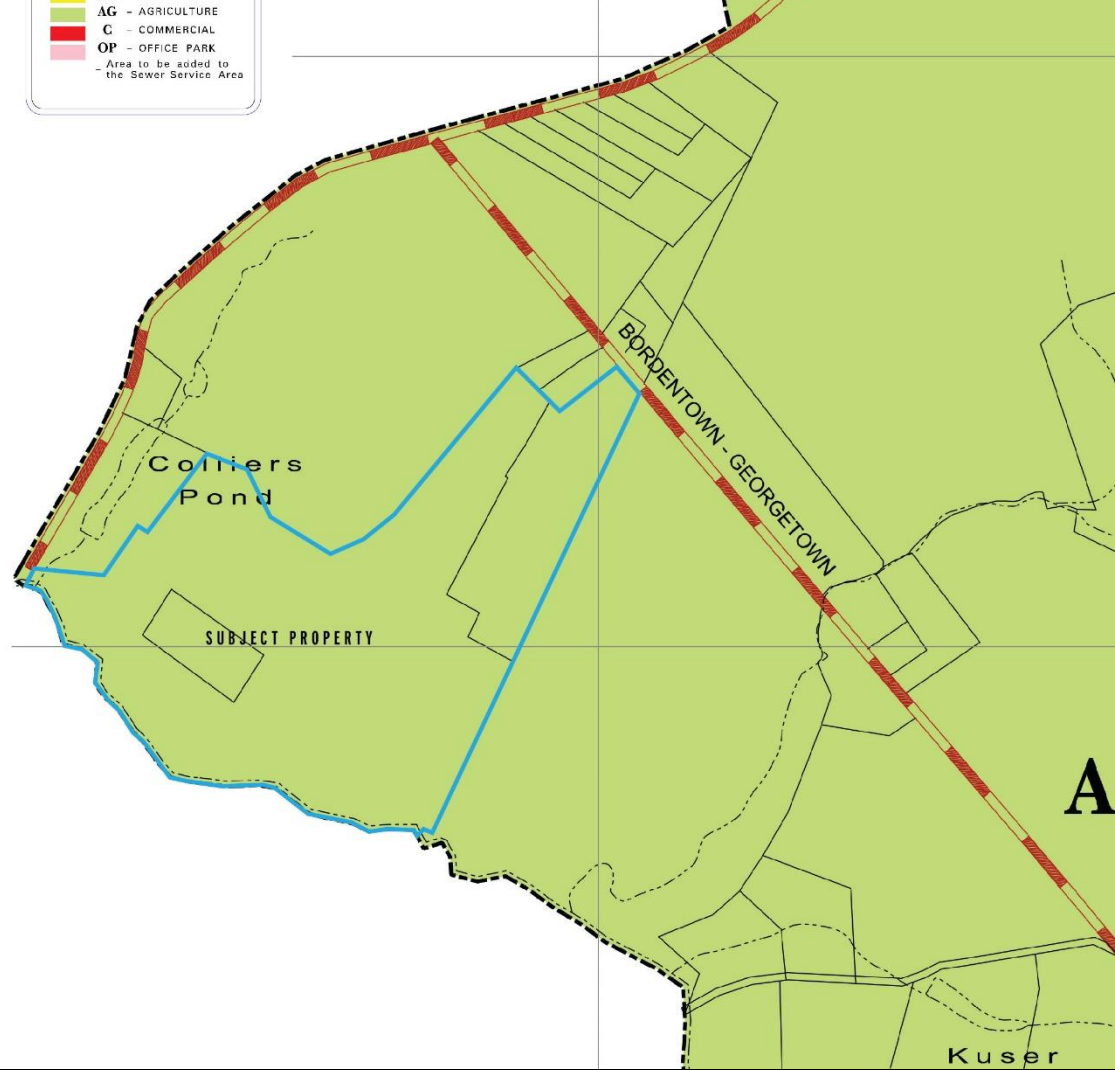
- Previously developed/non-farmland
- Size – 177+/- acres allows for warehouse to be well buffered
- Shape -
 - Setbacks and buffers
 - Lack of visibility from surrounding roadways
- Restores environmentally constrained areas
- Limited Wastewater Treatment Capacity



Does not Impair Township's Key Planning Objectives

- Farmland preservation
- Historic preservation
- Preservation of environmentally sensitive areas
- Renewable energy

MINIMAL MUNICIPAL SERVICE
DEMANDS



**ANALYSIS OF REAL ESTATE TAX
BENEFITS
GENERATED BY PROPOSED
WAREHOUSE
PROJECT BY ACTIVE ACQUISITIONS**

**SITE OF OLD YORK COUNTY CLUB
TOWNSHIP OF CHESTERFIELD, NJ**

**DR. ROBERT S. POWELL, JR.
NASSAU CAPITAL ADVISORS, LLC
PRINCETON, NJ
MARCH 18, 2021**



NASSAU CAPITAL ADVISORS, LLC

SUMMARY OF PROJECT

<u>Development/Tax Worksheet</u>	
New Building Size (Sq Ft)	1,134,000
Proj. Net Rental Income (PSF)	\$6.50
Proj. Stabilized Occupancy	95%
Proj. NOI	\$7,002,450
2020 Tax Rate	2.940%
Equalization Ratio	95.646%
Effective Tax Rate	2.812%
Current Assessment Old York CC	
Assessed Value 2020	\$3,000,000
RE Taxes Paid 2020	\$91,800

AD VALOREM TAX CALCULATIONS

NOI Before Taxes		\$7,002,450
Cap Rate		7.50%
Cap Rate Adjustment		2.812%
Assessment Cap Rate		10.312%
Value		\$67,905,849
Value Per Sq. Ft.		\$59.88
Effective Tax Rate		2.812%
Ad Valorem Taxes		\$1,909,511

PROJECT FISCAL IMPACT ON LOCAL GOVERNMENT REVENUES

Chesterfield Local Budgets			Current Prop	Estimated. Prop.	Percent
Amts Funded with RE Taxes - 2020 Est.			Taxes from	Rev. Yr. 1	Increase
	\$	%	Old York CC	From Project	Over 2020
Munic Purpose Budget	\$2,790,755	11.28%	\$10,356	\$215,422	7.7%
Fire District	\$982,021	3.97%	\$3,644	\$75,803	7.7%
Local School District	\$11,816,258	47.77%	\$43,850	\$912,110	7.7%
Regional School District	\$5,774,724	23.34%	\$21,430	\$445,758	7.7%
County Purposes	\$2,852,850	11.53%	\$10,587	\$220,215	7.7%
County Library	\$266,604	1.08%	\$989	\$20,579	7.7%
County Open Space	254,230	1.03%	\$943	\$19,624	7.7%
Total Costs Funded w RE Taxes	24,737,442	100%	\$91,800	\$1,909,511	7.7%

IMPACT OF NEW TAX REVENUES ON HOMEOWNERS

- The projected property taxes from the Project are \$1,909,511.
- That amount represents 7.7% of the total property taxes collected from Chesterfield property owners in 2020 (which was \$24,737,442).
- If the new tax revenue from the Project had been generated in 2020, the result would have been a reduction in property taxes paid by taxpayers by 7.7%.
- The average homeowner in Chesterfield paid \$11,996 in property taxes (based on an average home assessed at \$392,031).
- Thus, a 7.7% reduction in the tax burden from the Project for the average homeowner in 2020 dollars would have been \$923.69.

CHESTERFIELD PROPERTY TAX RATABLES BY PROPERTY TYPES

	Class 1	Class 2	Class 3A	Class 3B	Class 4A	Class 4B	Class 4C	Class 6	
Jurisdiction	Vacant Land	Residential	Farm Regular	Farm Qualified	Commercial	Industrial	Apartment	Personal Property	Total
Chesterfield Twp	8,373,100	722,716,000	61,241,800	6,164,200	21,528,900	289,700	311,900	1,181,956	821,807,556
Percent of Total	1%	88%	7%	1%	3%	0%	0%	0%	100%
Burlington County	510,925,311	34,662,165,820	467,732,000	51,882,120	5,744,475,448	1,587,581,630	1,332,749,700	50,888,918	44,408,400,947
Percent of Total	1%	78%	1%	0%	13%	4%	3%	0%	100%

Fiscal Benefits



- Only 3% of Tax Burden Borne by Commercial/Industrial
- Existing OYCC Taxes: \$91,800 (2020)
- Existing Total Twp. Taxes: \$24.7+/- Million (2020)
- Proposed Warehouse Taxes - Approximately \$1.9 +/- Million Annually
- 7.7% Increase in Total Tax Revenue
- No School Children, Minimal Net Increase in Municipal Service Costs
- Will Work with Twp. Committee to Structure Tax Payments – Will NOT Pay Less than Full Ad Valorem Taxes



Proposed Project

- 1.134 Million SF Warehouse
- Set 1,080+ Feet Back from Old York Road (Rt 660) & 1,970+ Feet from Bordentown-Georgetown Road (Rt 545)
- <15% Building Coverage (1/2 what is typical for warehousing)
- 38% +/- Impervious Coverage (1/2 what is typical for warehousing)
- Restricted Truck Access (Old York Rd - Right In/Left Out ONLY)
- Solar Array on Rooftop (possible additional ground mounted)





Old York Rd Viewshed - Winter





Old York Rd Zoomed In Viewshed - Winter





Old York Rd Viewshed - Summer





108/110 Bordentown-Georgetown Rd (Cty 545) Viewshed - Winter





108/110 Bordertown-Georgetown Rd (Cty 545) Viewshed - Summer





124 Bordentown-Georgetown Rd (Cty 545) Viewshed - Winter





124 Bordentown-Georgetown Rd (Cty 545) Viewshed - Winter





124 Bordentown-Georgetown Rd (Cty 545) Zoomed In Viewshed - Winter





Proposed LED Lighting

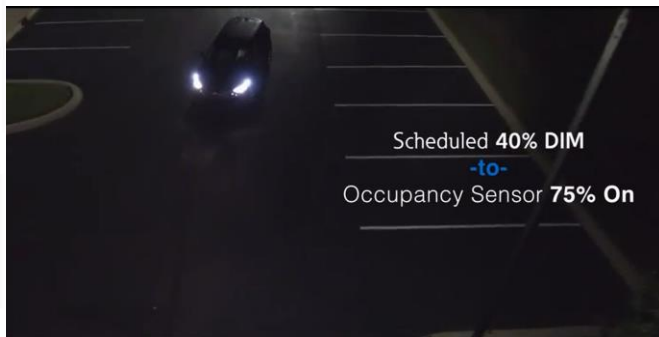
- Fixtures are Full Cutoff and Dark Sky compliant
- Light source is fully enclosed
- LED's offer an even spread of illumination
- Backlight Cut-Off optics so there is virtually no spillage behind the fixture
- Lenses are fully programmable
- Advanced wireless control systems and programmability
- Fixtures include a dimmable driver allowing lights to be dimmed
- Adjustable Passive Infrared Photo/Motion sensors detect motion and adjust light output.



Integral Sensor



Wireless Controls



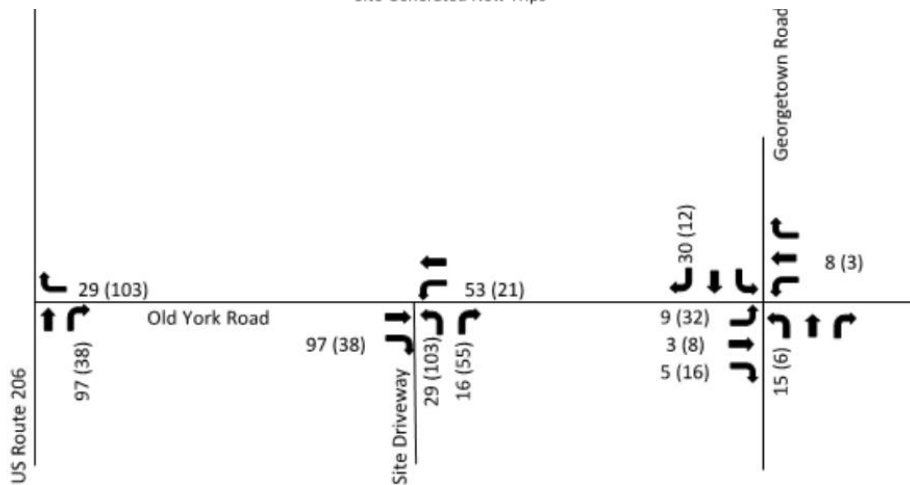


Traffic Total Projections

- 1.134 million SF warehouse

FIGURE 5 – 2023 Build Conditions – Proposed Site Trip Generation

Old York Road - Proposed Warehouse Development
Site Generated New Trips



AM (PM)

Table 2 – ITE 10TH Edition – Trip Generation Rates

Peak Hour	150: Warehousing		
	IN	OUT	TOTAL
AM	149	44	193
PM	58	157	215
Daily	1,973*		

*Includes ALL cars & trucks

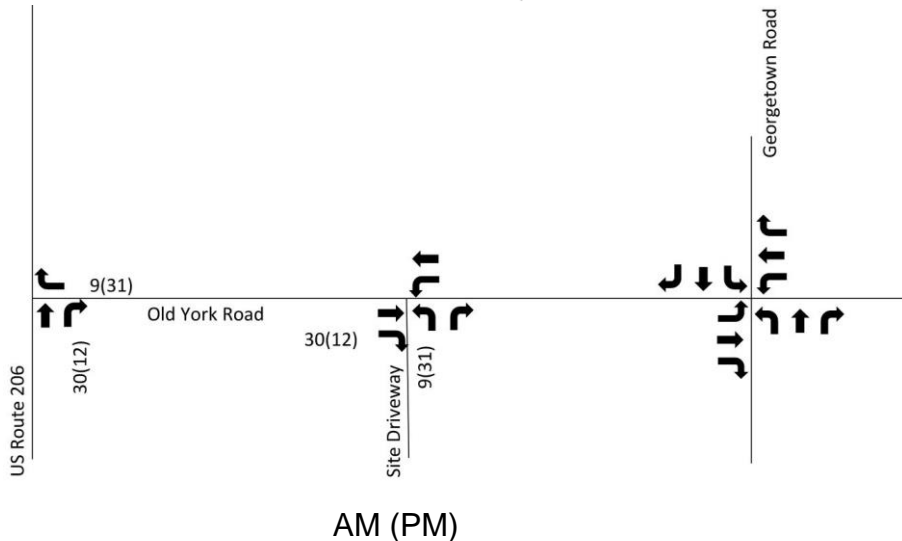


Traffic Truck ONLY Projections

- 1.134 million SF warehouse

FIGURE 5 – 2023 Build Conditions – Proposed Site Trip Generation

Old York Road - Proposed Warehouse Development
Site Generated New Trips

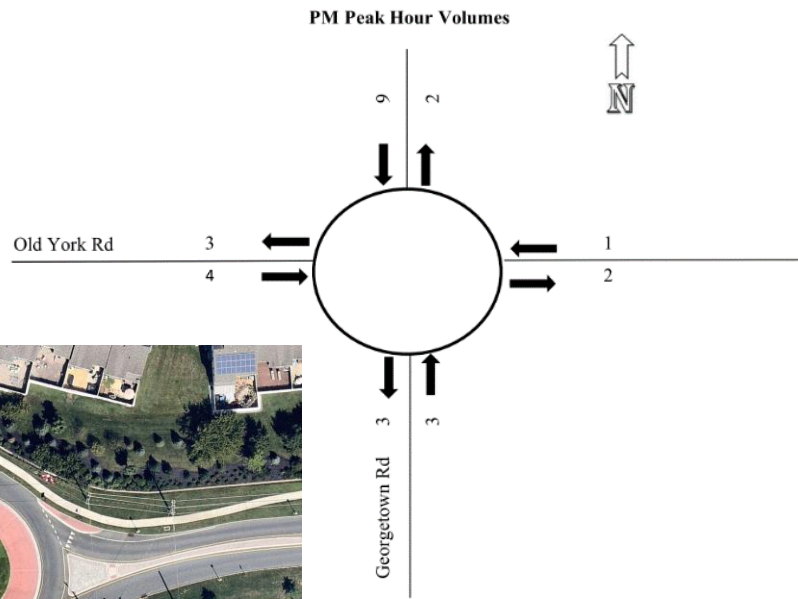
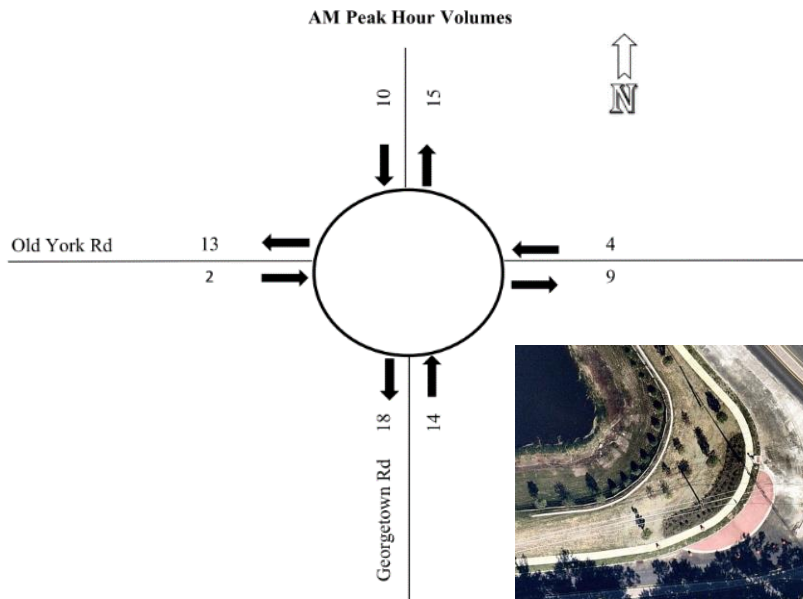


ITE 10TH Edition – Trip Generation Rates – Trucks

Peak Hour	150: Warehousing		
	IN	OUT	TOTAL
AM	30	12	42
PM	9	31	40
Daily	395		



Traffic Concerns – Existing Trucks



Truck traffic ONLY on September 15, 2020

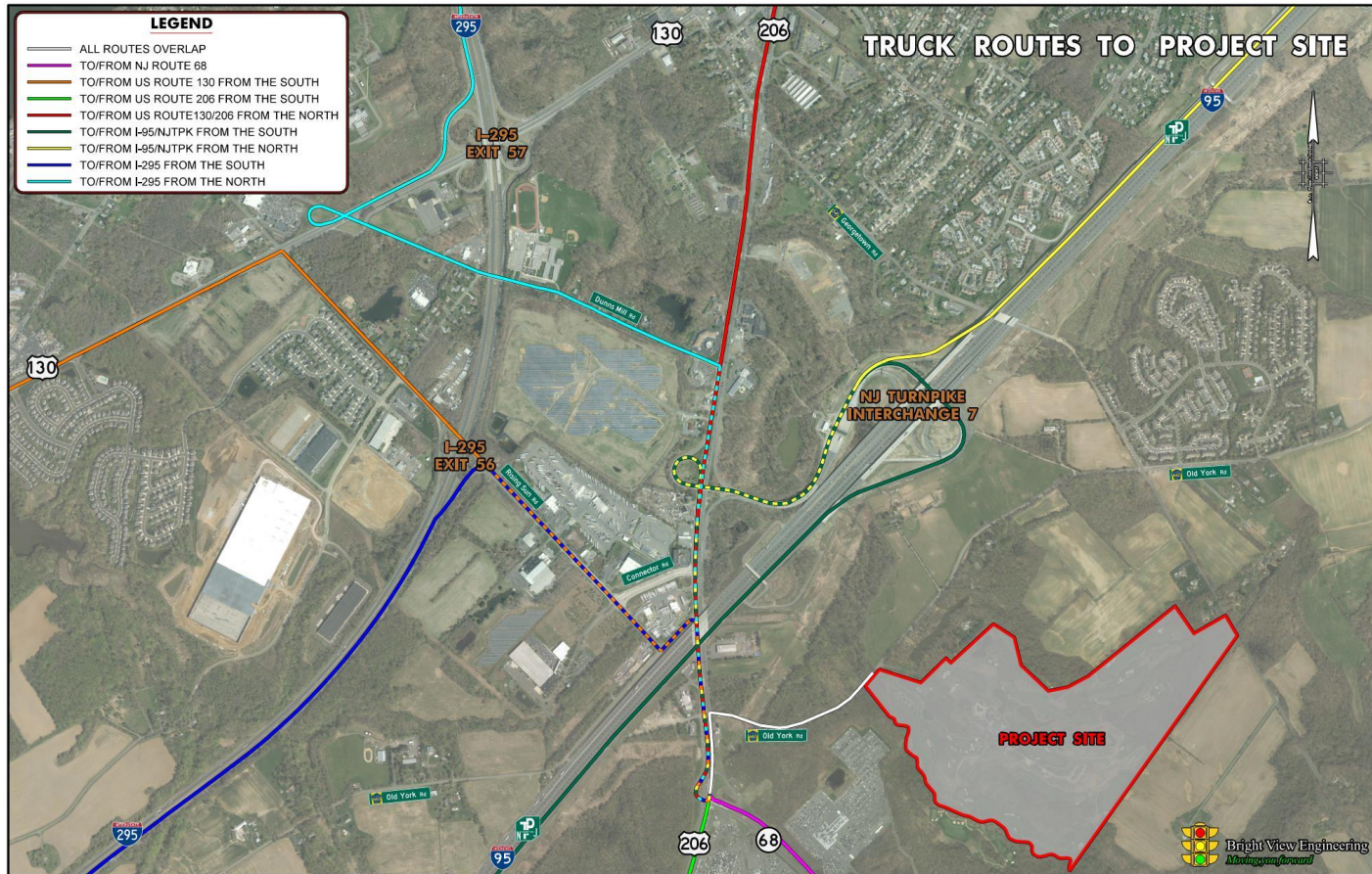
Trucks are anything larger than a passenger vehicle except a bus (buses were counted separately). The numbers provided include box trucks as well as tractor trailers.

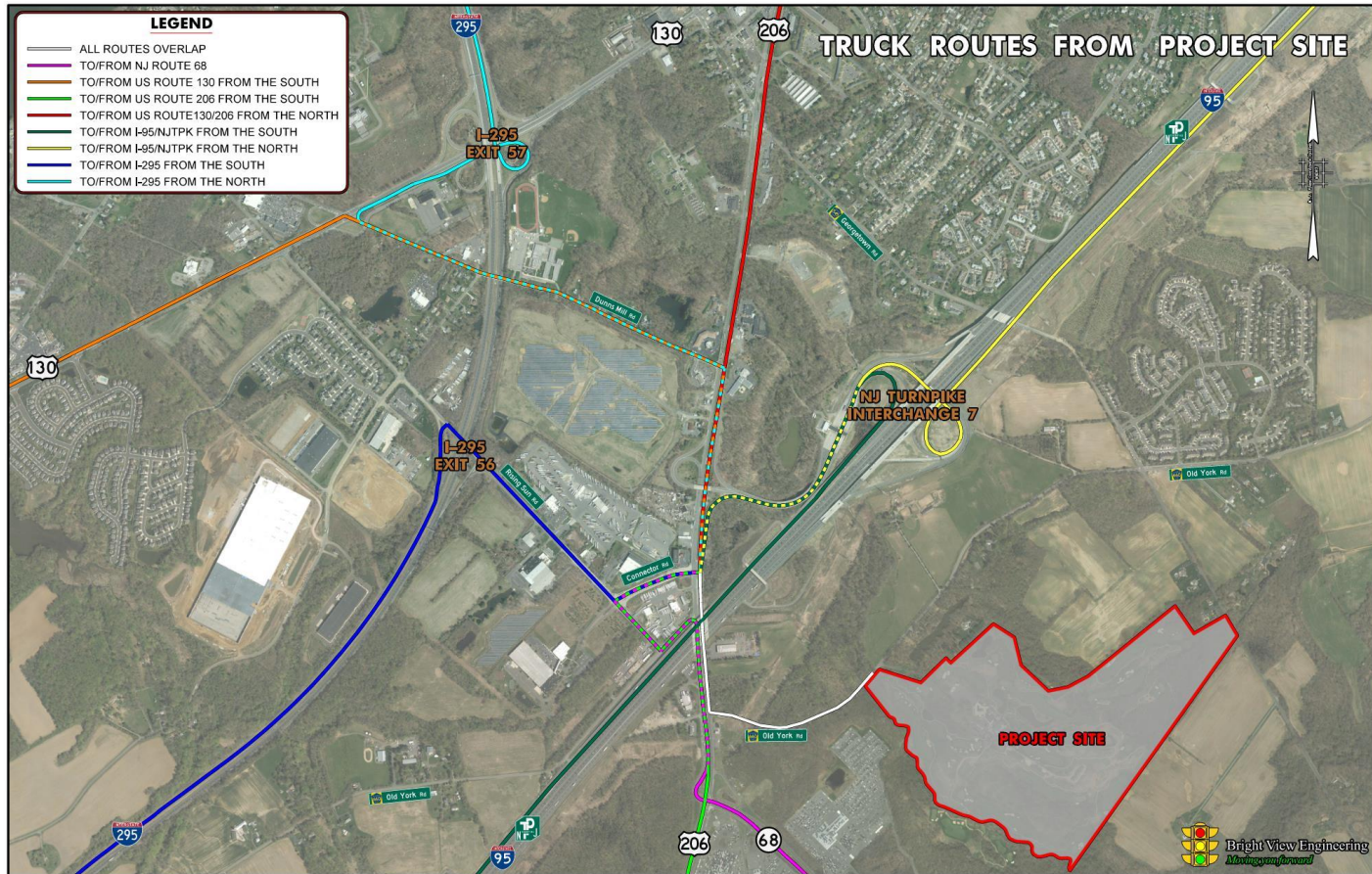


Distance From The Turnpike

- Approximately 6 minutes (2.3 miles) to Exit 7
- US-206 N is a 3 lane highway







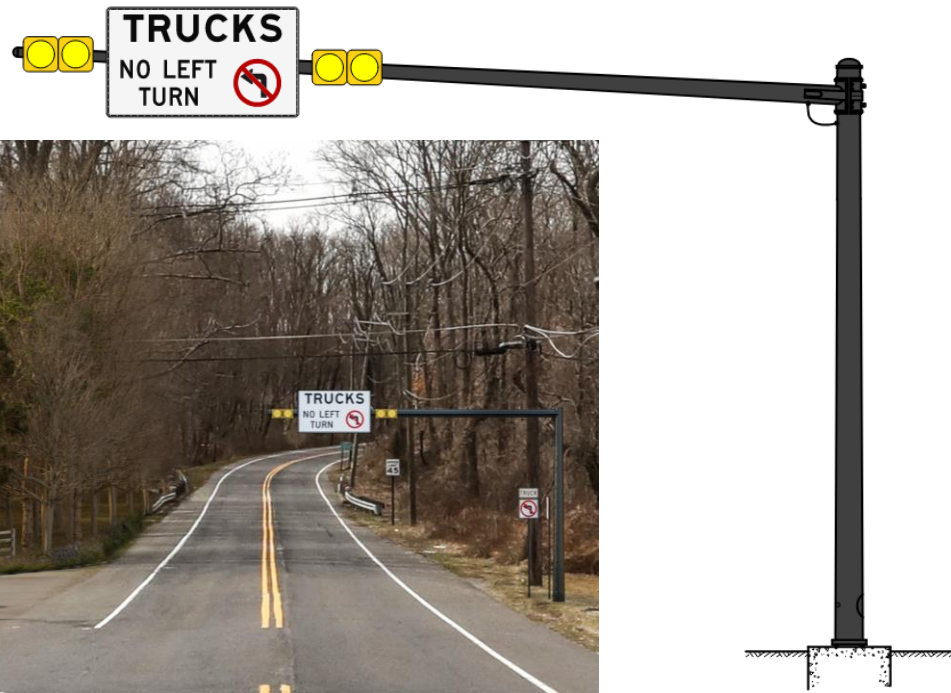
Traffic Solutions

- NO Left In for Trucks
- NO Right Out for Trucks
- Will file the turning restrictions with Transcom (clearing house for GPS and other data) – Transcom distributes to the navigation service providers





Truck Access



STEEL POLE MOUNTING
17' CLEARANCE BETWEEN ROAD AND SIGN
BLACK POWDER COATED POLE & ARM



Truck Access

- Trucks Left Out Only
- Passenger Vehicles Right Out Permitted





CULTURAL RESOURCE STUDIES

Old York Country Club
228 Old York Road

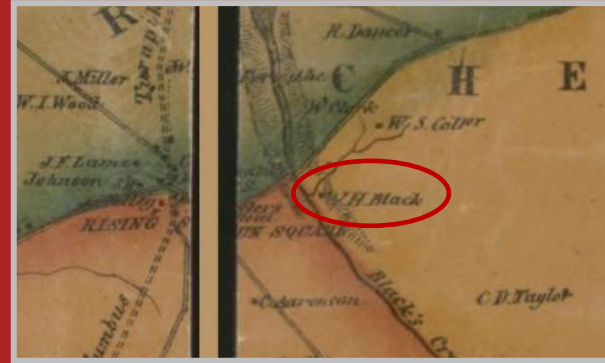
Cultural Resources

- Extensive studies underway since summer 2020
- Work being coordinated with the New Jersey State Historic Preservation Office, Chesterfield Township Historical Commission, and Chesterfield Township Historical Society
- Identified four cultural resources:
 - 1740 Black House
 - 1740 Black House Archaeological Site
 - Farm Complex at 120 Bordentown-Georgetown Rd
 - 1965 Women's Locker Room Building from Arrowbrook Country Club



1740 Black House

- Significant Georgian-style dwelling built in 1740
- Completed extensive studies:
 - Architectural Analysis
 - Archival Research
 - Photodocumentation
 - 3D Scanning
- Will be saved and moved to a nearby location



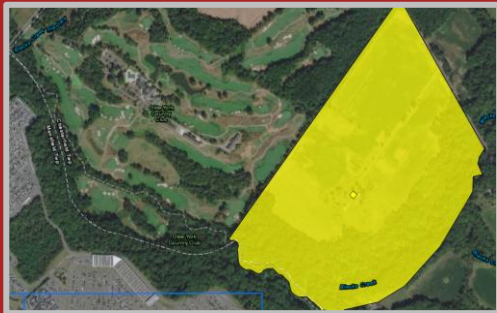
1740 Black House Archaeological Site

- The site (28-Bu-977) surrounds the known circa 1740 brick dwelling
- Recovered 245 artifacts
- Noted two intact features (possibly foundations of historic buildings)
- Will do a full archaeological data recovery on the site before the house is moved



Farm at 120 Bordentown-Georgetown Rd

- Early-18th c. farmstead determined to be significant by the New Jersey State Historic Preservation Office in 1996
- Located on adjacent property; Will not be physically altered
- Minimizing visual impacts by adding double row of mature evergreens along eastern border of development and careful consideration of lighting and building orientation



Women's Locker Room Building

- Circa 1965
- Former women's locker room of the Arrowbrook Country Club; pool was located where adjacent parking lot is today
- Converted into a storage building
- Interior extensively altered
- Recommended not significant due to poor historic integrity



House Relocation



<https://www.wolfehousebuildingmovers.com/>



House Restoration

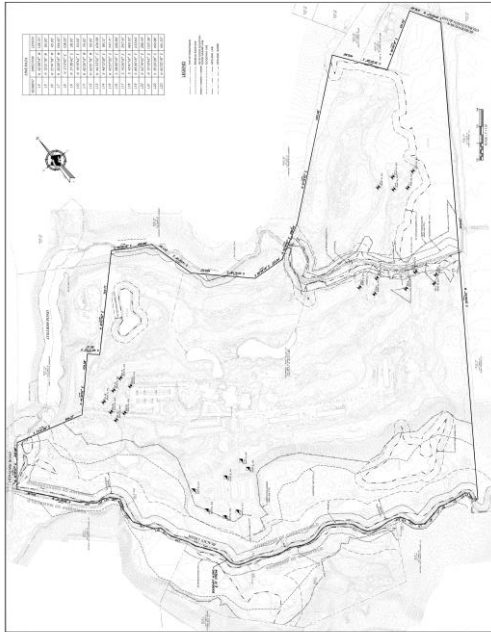
- Relocate
- Restore
- Beneficial Reuse





Environmental

- Freshwater Wetlands Delineated
- Riparian Zone Surveyed
- Floodplain Modeled
- Retreating from these areas





NJDEP Permitting

- NJDEP Letter of Interpretation;
- NJDEP Flood Hazard Area Control Act Verification
- NJDEP Freshwater Wetlands Permits (SGP 10, 11 and TAW – buffer averaging);
- NJDEP Flood Hazard Area Control Act Individual Permit;
- NJDEP NJPDES Stormwater Discharge Permit (R.F.A.);
- NJDEP Wastewater Management Plan amendment;
- NJDEP Water Allocation Permit;
- NJDEP NJPDES wastewater discharge permit;
- NJDEP Dam Safety Permit.

Existing Stormwater Runoff



PROPOSED OLD YORK COUNTRY CLUB REDEVELOPMENT
MC PROJECT NO. 19000778A



The fairways have excessive organic matter above compacted clay subsoils. Improving the soil conditions will improve the fairways because they will be less likely to develop severe localized dry spot and drain

Test Pit #	Ground Surface Elev. (ft)*	Depth Below Existing Grade (in)	Permeability Rate (in/hr)	Permeability Class Rating
TP-1	31	31	0.00/0.00	K0 / K0
TP-2	31	54	0.00/0.00	K0 / K0
TP-3	34	60	0.00/0.00	K0 / K0
TP-4	33	45	0.00/0.00	K0 / K0
TP-5	43	69	0.00/0.00	K0 / K0
TP-6	53	63	0.00/0.00	K0 / K0
TP-7	49	65	0.00/0.00	K0 / K0
GP-1	59	90 / 96	0.00/0.00	K0 / K0
GP-1	59	138 / 144	0.00/0.00	K0 / K0
GP-2	58	46	0.00	K0
GP-2	58	96	0.00	K0
GP-3	57	92	0.00	K0
GP-4	55.5	77	0.00	K0
GP-4	55.5	91	0.00	K0
GP-5	56	48 / 54	0.00/6.75**	K0 / K4**
GP-5	56	102 / 108	0.00/0.00	K0 / K0
GP-6	59	138 / 144	0.00/0.00	K0 / K0
GP-7	56	78	2.79**	K3**
GP-8	61	130 / 136	0.00/0.00	K0 / K0
GP-9	61.5	120 / 126	0.00/0.00	K0 / K0
GP-10	61	133	0.00/0.00	K0 / K0
GP-11	61	138 / 144	0.00/0.00	K0 / K0
GP-12	60	66 / 72	13.03/7.48	K4 / K4
GP-13	62	48	0.72	K2
GP-13	62	84	0.00	K0
GP-14	64	90 / 96	0.00/0.00	K0 / K0
GP-15	67.5	114 / 120	0.00/0.00	K0 / K0
GP-16	52	94	0.00	K0
GP-16	52	141	0.00	K0
GP-17	45	45	0.00	K0
GP-17	45	64	0.00	K0
GP-18	49	89 / 95	0.00/0.00	K0 / K0
GP-19	56	138 / 144	0.00/0.00	K0 / K0

* Ground surface elevations estimated from topographic data and should be considered approximate.

**Variation in permeability rate between consecutive samples or a high rate within a discrete tube sample in a horizon that is primarily fine-grained may be a result sample disturbance during extraction and/or transport.

- Primarily Surface Runoff
- Existing Recharge to Groundwater Very Limited
- Much of the course drains directly into Blacks Creek

A Golf Course is NOT Open Space

2020 Golf Course Pesticide Use Survey

Return by January 11, 2021

OLDE YORK COUNTRY CLUB
228 OLD YORK ROAD
CHESTERFIELD, NJ 08515

NJ Department of Environmental Protection
Pesticide Evaluation & Monitoring Section
PO Box 420, MC180-018
Trenton, NJ 08625-0420

County and Township: Burlington + Chesterfield

2020 GOLF COURSE PESTICIDE USE SURVEY (Report ORIGINAL product amount, not the tank mix.)

Trade or Brand Name	% Active or Formulation	EPA Reg.#	Amount used (in lbs, gal or ozs)	Site Code*
EXAMPLE: Sevin	50 wp	625-123	30 lbs	2
EXAMPLE: Trimec	42.4%	2217-543	2.5 gal	3
Proxy	21.7%	432-1230	10.875 gal	1
T-Nex	11.3%	66222-212	32 oz	1
Quicksilver	21.33%	274-3265	48 oz	1
Amor Tech Chlorothalipil	82.5%	86064-1	640 lbs	1+2
Iprodione 25E	23%	89442-28	14.5 gals	1+2
Daconil Zn	38.5%	50534-211-100	10.5 gals	1+2
TM 462	46.2%	228-626	5.7 gals	1
Banvel	49.4%	66330-276	48 oz	1+2
Dimension EC	24%	62719-580	13.3 gals	1+2+3
Chlorpyrifos	44.7%	228-624	7.75 gals	1+2
Tebuconazole	38.7%	69361-27-8884	152 oz	1
Xzemplar	26.55%	7464-349	3,008 gals	1+2

*Site Codes: 1 = Green/Tee 2 = Fairway 3 = Rough/Out of Bounds

2020 GOLF COURSE PESTICIDE USE SURVEY (Report ORIGINAL product amount, not the tank mix.)

Trade or Brand Name	% Active or Formulation	EPA Reg.#	Amount used (in lbs, gal or ozs)	Site Code*
Difenthrin	7.9%	70506-23	7625 gals	1+2
Fame	40.3%	66330-64-274	48 oz	1
Arena	50%	59634-152	48 oz	1
Emerald	70%	7964-186	25.97 lbs	1+2
Signature NFA	60%	432-1541	132 lbs	1
Banol	66.5%	432-942	5.5 gals	1
Triple Crown	24.4%	274-2457	2.665 gals	1
Legacy	18.26%	67890-46	140 oz	1
Secure	40%	71512-20-100	5.33 gals	1+2
Sulfentrazone	34.6%	87290-59-7064	40 oz	1+2
Propiconazole	14.39%	86869-2	16.28 gals	1+2
Insignia	23%	7464-240	124 oz	1
Segway	34.5%	71512-20-100	156.8 oz	1
Maxtima	34.93%	7464-404	3.44 gals	1
Imidacloprid	75 WP	66222-189	320 oz	1,2+3
Drive XL8	15.93%	7464-272	5.25 gals	3
Provaunt	30%	100-1487	372 oz	1+2
Pylex	24.7%	7464-327	16 oz	2+3
Honor	16.8%	7464-255	576 oz	1
Trinity	14.2%	7464-257	7.9 gals	1+2

*Site Codes: 1 = Green/Tee 2 = Fairway 3 = Rough/Out of Bounds
Lexicon 42.41% 7464-350 84 oz 1

+ 18,000 lbs
(yes, 9 tons)
of granular fertilizer
and 400 gallons of
liquid fertilizer over
45 +/- acres
annually



Chemicals No Longer Needed!

- As a warehouse all of the manicured golf turf is no longer required.
- The proposed project landscaped areas are almost all entirely low maintenance meadow and wooded areas
- State of the art stormwater management proposed



Stormwater - Green Infrastructure

1. Local, Decentralized Green Infrastructure

- First line of treatment
- Local water quality

2. End of pipe Green Infrastructure

- Secondary line of treatment
- Design storm attenuation

=> Fully Meet Current NJAC 7:8 Stormwater Rules



Stormwater - Green Infrastructure





Stormwater - Green Infrastructure





Stormwater - Green Infrastructure





Irrigation and Water

- The golf course currently typically uses average of 22,500,000 (2012-2020 – Permitted up to 34,700,000 gallons of water a year) to maintain the course
- 62% of the course will remain open space and will NOT require this level of irrigation maintenance
- Reduce Water Demand from up to permitted 34.7 million gallons (Avg 2012-2020 = 22.5) to initial estimate of 6 +/- million gallons (less than 1/3 of existing)



Proposed Wastewater Treatment

- Amphidrome® system - sequencing batch reactor (SBR) - designed for biological nutrient removal (BNR)
- Equalization/anoxic process tank
- Amphidrome® Reactor & Amphidrome Plus Reactor®
- UV disinfection
- Microfiltration
- Self-enclosed, sound-attenuated emergency generator
- Discharge via a pressure-dosed drip irrigation system to an on-site disposal bed
- Will meet all applicable discharge requirements set forth by NJDEP





Proposed Wastewater Treatment

- Odor Control: WWTP is an enclosed system. There are small vent pipes on some of the chambers, will provide a small activated carbon unit to ensure odor free operation.
- Quiet System: Most of system is below grade.
- All pumps are relatively small and are submersible.
- Process blowers are in their own sound enclosures and inside of the small operations building.
- Diesel emergency generator, modest in size (75 kW) and will also be in its own sound-attenuating enclosure.





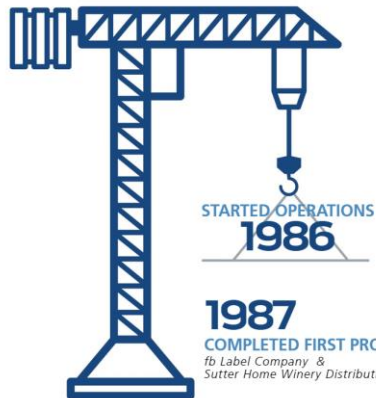
Environmental Benefits

- Retreat from/ Restoration of Wetland Transition Areas and Riparian Zones
- Eliminate Golf Turf Chemicals/Fertilizers
- Eliminate WWTP Discharge in Violation of State Standards
- Relocate WWTP Outside of Flood Hazard Area
- Installing Modern Decentralized Green Infrastructure
- Significantly Reduce Water Demand



Alston Construction

ABOUT US



STARTED OPERATIONS
1986

1987
COMPLETED FIRST PROJECTS
fb Label Company &
Sutter Home Winery Distribution



1989
FIRST HEALTHCARE PROJECT
Mercy Healthcare Sacramento



1997
FIRST RETAIL PROJECT
80,000 SF for Friedman Brothers

1999

LARGEST PROJECT TO DATE COMPLETION
767,700 SF Hewlett Packard Facility



2000
NEWPORT BEACH, DALLAS & RENO/
LAS VEGAS OFFICES OPEN
First Branch Offices

2003

GROWTH OF TILT-WALL OFFICE
BUILDING PROJECTS

Highland Corporate Center in Roseville, CA
One Piemonte in Ontario, CA
Natomas Crossing II in Sacramento, CA

2006

FIRST 1 MILLION SF PROJECT
I-port 12 project in Carteret, NJ

2007

FIRST FEDERAL PROJECTS COMPLETED

Department of Homeland Security in Irving, TX
Fort Benning General Purpose Warehouse in Fort Benning, GA

2009

COMPLETES EVERETT COLLEGE STUDENT
FITNESS & HEALTH CENTER

2011

FIRST MULTI-USE PROJECT
Arthouse Apartments in Keller, TX



2012

FIRST LEED PLATINUM PROJECT
The Nature Conservancy in Genoa, Nevada

2014

BREAK "BEST PLACES TO WORK" LIST
The Business Journals



2015

AGC OF AMERICA SAFETY EXCELLENCE
AWARD
(National – 1st Place)

2018

FOOD & BEVERAGE GROUP STARTS PROJECTS

Mary's Gone Crackers in Reno, NV
Amigo's Foods in Chicago, IL
Core Mark in West Sacramento, CA

2019

COMPLETES LARGEST FOOTPRINT PROJECT
Project Azalea for Michelin Tires in Greenville, SC (3,349,000 SF)



2020

SURPASSES \$1 BILLION ANNUALLY AND
RANKS #70 ON THE ENR "TOP 400
CONTRACTORS" OVERALL

2021

CELEBRATES "35 YEARS OF EXCELLENCE"

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Alston Construction

OUR VALUES

We've developed a highly efficient approach to construction – a powerful combination of people, process, and technology. The people come first, literally: Alston Construction recruits nationally, and we're proud to say we retain our employees significantly longer than the industry average. One reason they stay is our process, which provides variety and rewards initiative. At Alston, we're deliberately decompartmentalized: project teams handle estimating, procurement, operations and client relations. For you, as an owner, this means flexibility, consistency across multiple

projects – and a seamless contact who's empowered to do whatever is needed to ensure you're satisfied. Supporting it all is state-of-the-art project management technology that ensures efficient, cost-effective construction and better communication – both within the team, and with you. Because we believe the foundation of every building is the relationship.

Our values define us, guide us in our relationships with our colleagues and clients, and influence our decisions.

PASSION FOR
PERFORMANCE

PRIORITIZES
PEOPLE &
PARTNERSHIPS

EXHIBITS
HONESTY &
INTEGRITY

HOLDS
OURSELVES
ACCOUNTABLE

THINKS
CREATIVELY

NEVER
COMPROMISES
SAFETY



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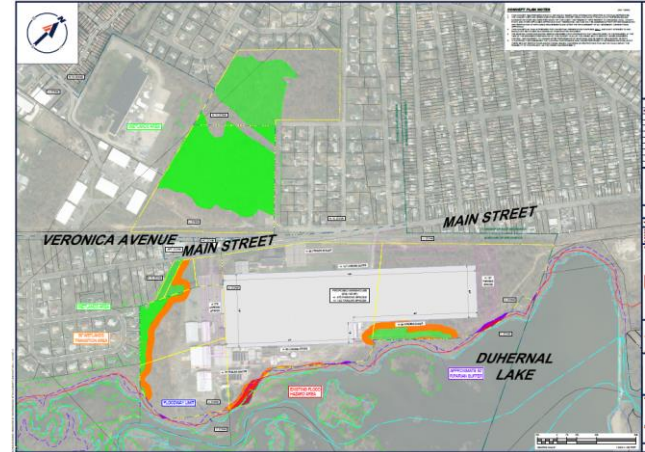


Alston's Projects

50 Veronica Ave Franklin NJ



200 Cedar Ln Edison NJ



The Old York Project

- We are reviewed the Old York site and the specifications Active has presented for a state of the art facility
 - We applaud Active's decision to create a sustainable facility. Leadership in Energy and Environmental Design (LEED)
 - Provide for solar on the roof and possibly additional solar on the ground
 - Ratio of building plus parking (impervious coverage) relative to the parcel is very low – approx. only 38% of the land will be developed
 - Advanced decentralized storm water management





Development Background

- Seth and Efrem Gerszberg have executed residential, retail, commercial & industrial projects in New Jersey, New York & California.
- Started ground up development of warehouse projects in 2018:
 - ❖ 50 Veronica Ave, Franklin (924k sf)
 - ❖ 200 Cedar Lane, Edison (700k sf)
 - ❖ 505 Route 33, Millstone (1.220m sf)
- Actives Partners also include:
 - ❖ Jeromie Lange (26 years of land development experience) was a Senior Principal and Head of the New Jersey Site Civil Group at Colliers Engineering and Design (formerly known as Maser Consulting).
 - ❖ Rob Kasuba has 19 years of land use experience from Sills Cummis and as a Partner of Bisgaier Hoff.
- Additional Developments include:
 - ❖ Howell (2 sites - approx. 793k sf total; 1 site received preliminary site plan approval)
 - ❖ Wall (approx. 2.1 million sf; submitted for site plan approval)
 - ❖ Franklin (2 sites - 252k sf total)
 - ❖ Jackson (approx. 1 million sf total)



Headquarters for Bunim Murray Production Studio

Developed the production studio for Bunim Murray, producers of the television show Keeping Up with the Kardashians.



Residential Development

THE CROSSINGS

AT HIGHLAND PARK
Phase No. 1

River Road, Highland Park
Middlesex County



Residential Development

THE CROSSINGS

AT HIGHLAND PARK
Phase No. 2

River Road, Highland Park
Middlesex County

*Site was previously a dormant
Honeywell Brownfield & underwent a
\$20m remediation



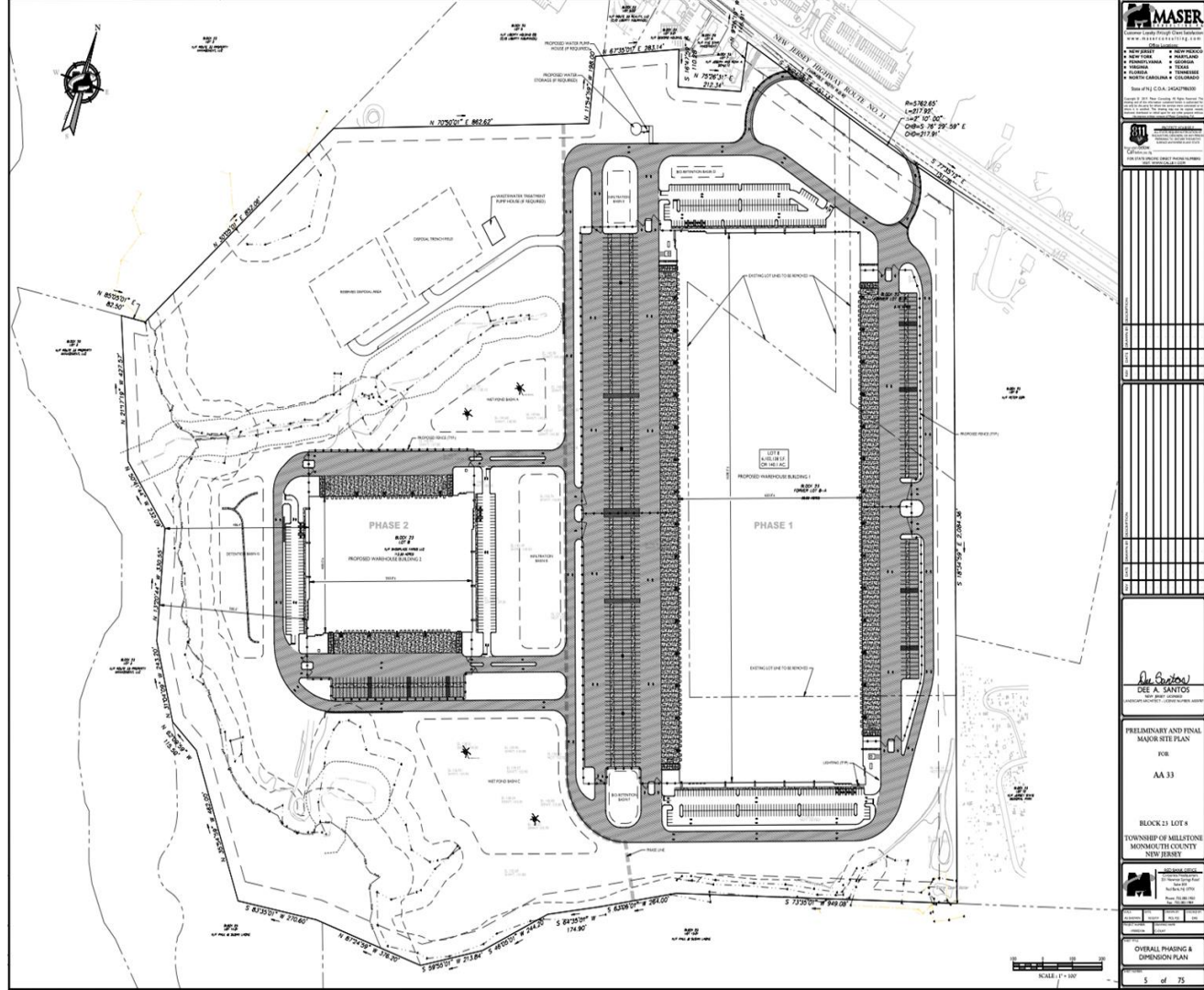


SHOWPLACE FARMS

505 NJ-33, Millstone Twp, NJ
Monmouth County
Block: 23 Lot: 8
1,220,000 square feet
140 Acres



1,220,000 square feet





Proposed Next Steps

- Township Committee Prepares Redevelopment Plan
- Negotiate Redeveloper Agreement (memorialize all developer obligations)
- Site Plan Submitted to Planning Board for Approval
- Relocation of Historic Home, Honor Redeveloper Agreement Obligations, and Construction of Warehouse



Q & A

